

Fire Risk Assessment

38-39 Vivian Comma Close

Version 4

21 August 2024



Next Assessment Due: 31 August 2025

Risk Score: Tolerable Risk

Assessor: Andy Harris

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Smoke Ventilation	<p>There is a small openable window at the top of the stairs, however, there is a block wall in such close proximity to this building and this window, that it cannot be confirmed within the scope of this risk assessment whether this window does access open air. This is the only means of ventilating this staircase and therefore some exploratory measures should be taken to confirm whether this window would provide any ventilation in the event of a fire.</p> <p>Version 4. 21/08/24 This task remains outstanding.</p>	High	Identified		
2	Fire Prevention	Housekeeping	<p>The storage of combustible items in electrical cupboards and stairwells should be prohibited.</p> <p>Version 4. 21/08/24 This task remains outstanding.</p>	Medium	Identified		

Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

Version 4. 21/08/24

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly.

This new version was created on 21/08/24 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

There is a small openable window at the top of the stairs, however, there is a block wall in such close proximity to this building and this window, that it cannot be confirmed within the scope of this risk assessment whether this window does access open air.

Combustible materials are being stored in stairwell and electrical cupboard and should be removed immediately.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a tolerable risk.

Premises Details

Address line 1	38-39 Vivian Comma Close
Town	Islington
Postcode	N4 2BQ
FRA Type	Type 3 – Common parts and flats (non-destructive)
Description	<p>A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.</p> <p>Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.</p> <p>A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.</p>
Client	ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	3
Number of floors - below ground	0
Number of flats	2
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair
Approximate period of construction	1960-1980
Is the top occupied storey over 18 metres above access level?	No

Construction details

A building of three floors of brick and concrete construction, containing four self contained flats. Two flats have direct external access and are duplex. The second floor is occupied by two single story units. There is a single staircase accessed from a secured main entrance door.

External wall details

External walls are of brick/mortar construction. There is some render applied to the second floor external walls, the substrate to which this render has been applied cannot be confirmed within the scope of this fire risk assessment.

Are there any private balconies?	No
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People

Are there any people especially at risk from fire?	Not Known
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Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Not Known

Are portable electrical appliances used?

No

Comments

There are electrical sockets in the common areas, presumably for use by cleaning staff. These were in good condition and showed no evidence of misuse by residents or visitors.

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

Gas meters are located externally and not in any common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

Access was gained into this building via a secured main entrance door.

Housekeeping

Is accumulation of combustibles or waste avoided?

No

Are there appropriate storage facilities for combustible & hazardous materials?

N/A

Comments

There were combustibles within the electrical cupboards.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Comments

A scaffold was erected on the front elevation, however this was being taken down at the time of this inspection.

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

"No Smoking" signage is provided, and there is no evidence of smoking taking place in the common parts.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?	No
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Comments
There is no lightning protection visible, However, if there is lightening protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

No specific occupancy risk identified. Tenants are a typical cross section of public and would include visitors and contractors. It is assumed occupants are capable of using the means of escape, unaided to reach a place of ultimate safety.

The provision of a thumb turn device on the final exit means the doors can be opened without the use of a key.

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Flats

Flat Doors

- Not confirmed

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

As part of this Fire Risk Assessment, attempts were made to access a flat to assess the suitability of flat entrance doors, and any internal doors which open onto the entrance hallway.

This was not possible.

It should be confirmed that both flat entrance doors afford at least an FD30S SC standard of fire resistance.

Version 2:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire resisting flat entrance doors was not possible. Inspection of flat entrance doors was made by external examination only, taking into account the age and condition of the doors, and where possible referring to previous FRAs where more detailed information regarding flat entrance doors and fire alarm provision may be found. All flat entrance doors appeared to be in good condition, with no obvious visible damage or defects and therefore it can reasonably assume they would afford the same level of fire resistance as found in the previous FRA.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

• None

Is glazing reasonable and free from any obvious defects?

Yes

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments

No Dampers, Ducts or Chutes evident.

Smoke Ventilation

Areas where smoke ventilation is expected:

• Staircases

Staircases

• None

Is smoke ventilation reasonable and free from any obvious defects?

No

Comments

There is a small openable window at the top of the stairs, however, there is a block wall in such close proximity to this building and this window, that it cannot be confirmed within the scope of this risk assessment whether this window does access open air. This is the only means of ventilating this staircase and therefore some exploratory measures should be taken to confirm whether this window would provide any ventilation in the event of a fire.

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

Is the type of automatic fire detection suitable and free from obvious defect?

N/A

Comments

As part of this Type 3 Fire Risk Assessment attempts were made to access a sample flat to assess the provision and suitability of fire alarms. This was not possible.

It is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

Version 2:

Due to current government guidelines regarding the current COVID-19 pandemic, access into flats to confirm the provision and standard of fire alarms within flats was not possible.

Audibility

Are there adequate means of alerting all relevant persons?

N/A

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Minor Defects

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

Yes

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A

Fire Safety Management

Procedures & Arrangements

Current evacuation policy

Stay Put

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

Yes

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

Comments

Fire Action notices provide sufficient information to inform persons of outside organisations of the action to take in the event of a fire.

Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

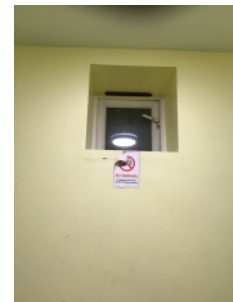
Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

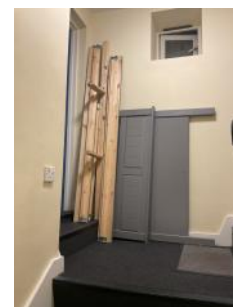
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Smoke Ventilation
Action Required	<p>There is a small openable window at the top of the stairs, however, there is a block wall in such close proximity to this building and this window, that it cannot be confirmed within the scope of this risk assessment whether this window does access open air. This is the only means of ventilating this staircase and therefore some exploratory measures should be taken to confirm whether this window would provide any ventilation in the event of a fire.</p> <p>Version 4. 21/08/24 This task remains outstanding.</p>
Priority	High
Status	Identified
Owner	Customer Homes
Due Date	04 August 2020



Task 2

Source Version	1
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	<p>The storage of combustible items in electrical cupboards and stairwells should be prohibited.</p> <p>Version 4. 21/08/24 This task remains outstanding.</p>
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	02 February 2021



Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	31 August 2025

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.